WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the meeting of Wraxall and Failand Parish Council held in the car park of the Cross Tree Centre, Wraxall on Monday 1st December 2025 that commenced at 6.00pm when the following business was transacted.

Present: Councillors Parsons (Chairman), Malpas, Mudge and Sheppard

Councillor Malpas took the notes of the meeting.

156/25 To receive any apologies for absence.

Apologies for absence were received from Councillors Gorford, Muschamp, Robinson, Sandeman and Wolff.

Councillors Amos and Hussey were not present.

157/25 To receive declarations of any pecuniary interest on items relating to this agenda, which have not been previously declared in the Councillors' register of interests.

There were no declarations of interest.

158/25 To comment on the following planning applications:

Planning Application	Address	Details
25/P/2282/S73	Wynscote Bristol Road Wraxall BS48 1LE	Section 73 application to vary conditions: 2 (time to implement approved fence details), 3 (timber paint) and 5 (external walling and roofing materials) attached to planning permission 25/P/1083/FUH (retrospective application for the demolition of existing front 'sun room' and rear extension. Erection of a two-storey front extension and 2no. two-storey rear extensions. Full conversion of existing loft to form a second floor with the replacement of existing roofing with new alongside the alteration and replacement of all fenestration. Replacement of existing boundary fencing with new) to allow for longer period to implement the approved fence details, submission of details of timber paint/woodstain and external walling and roofing materials.

The proposed comment was circulated to all councillors prior to the meeting.

It was unanimously resolved to object to the above planning application for the following reasons:

1. February 2024. The applicant submitted an application, which was subsequently rejected by NSC in March 2024. The reasons for rejection by NSC included, amongst others, the following:

" The amendment would require existing conditions to be removed and new conditions to be added. It is not possible to vary or remove conditions under non-material amendment applications"

2. October 2024. This Parish Council contacted NSC planning enforcement officers reporting building works had commenced and there were concerns this was an illegal build.

3. April 2025. This Parish Council once again contacted NSC planning enforcement officers requesting an update on actions taken against the home owner.

4. May 2025. A retrospective planning application was submitted by the applicant substantially similar to the application that was rejected by NSC in March 2024.

5. July 2025. This Parish Council submitted its objection to this retrospective application on various grounds including, but not limited to:

   a) "Despite the above there are concerns for the build not meeting the submitted plan, including additional windows overlooking neighbours and a new boundary fence which is higher, more substantial and closer to the road than what was there previously, causing concern on road safety to road users and neighbours. The application section "Boundary Fence - Picture 3" (contained in the application submitted by the applicant) shows damage to the fence." For the avoidance of doubt this reported damage was caused by road traffic due to the proximity of the fence on the highway. (Highlights for effect only)

   b) ".....However, if NSC is minded to approve this retrospective application then the Parish Council asks that the building is inspected against the submitted plans, especially in light of the concerns regarding additional windows and the roadside fence is investigated by Highways for safety reasons" (Highlights for effect only)

6. Condition 2 in NSC retrospective approval states:

   "Within 2 months of this decision (decision dated 24/10/25), works to implement the approved fence details as shown on drawing no. P1-2 rev B shall be carried out and completed in accordance with the approved plans.

   Reason: The Local Planning Authority wish to retain control over means of enclosure in the interests of the character and appearance of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan and policies CS55 and CS12 of North Somerset Core Strategy."

   For information. Drawing no. P1-2 rev B is dated 2nd May 2025.

   The applicant has had more than sufficient time to organise the supply and installation of this fence taking into account all information detailed above and has failed to do so.

   The current boundary fence on the roadside is shown in drawing no. P1-2 rev B. This fence was erected shortly prior to commencement of the works as a way to

hide what was happening from passers by and replaced the original and natural hedgerow that had been there for many years.

The reasons provided by the applicant for their failure to implement the fence - despite nearly two months remaining from the date of this application - are unsubstantiated, unsupported by evidence, and fundamentally flawed. The applicant has also failed to provide any proof of a contract with a reputable company for the future supply and installation of the fence, rendering their explanation even more ambiguous.
Once again, the applicant is displaying a complete disregard for Council policies, rules and conditions.

However, should NSC be minded to work with the applicant once again and grant an extension to Condition 2, then the Parish Council requests that any such approval be conditional upon the immediate and complete removal of the existing roadside boundary fence. The area between the highway and the dwelling should remain open, with only the original wall retained, until the fence approved under drawing no. P1-2 rev B is installed in full compliance with the retrospective consent and no later than 1 March 2026.

End of minutes